

OFFICE/RETAIL

218 East Central Avenue Benld, IL 62009



FOR SALE

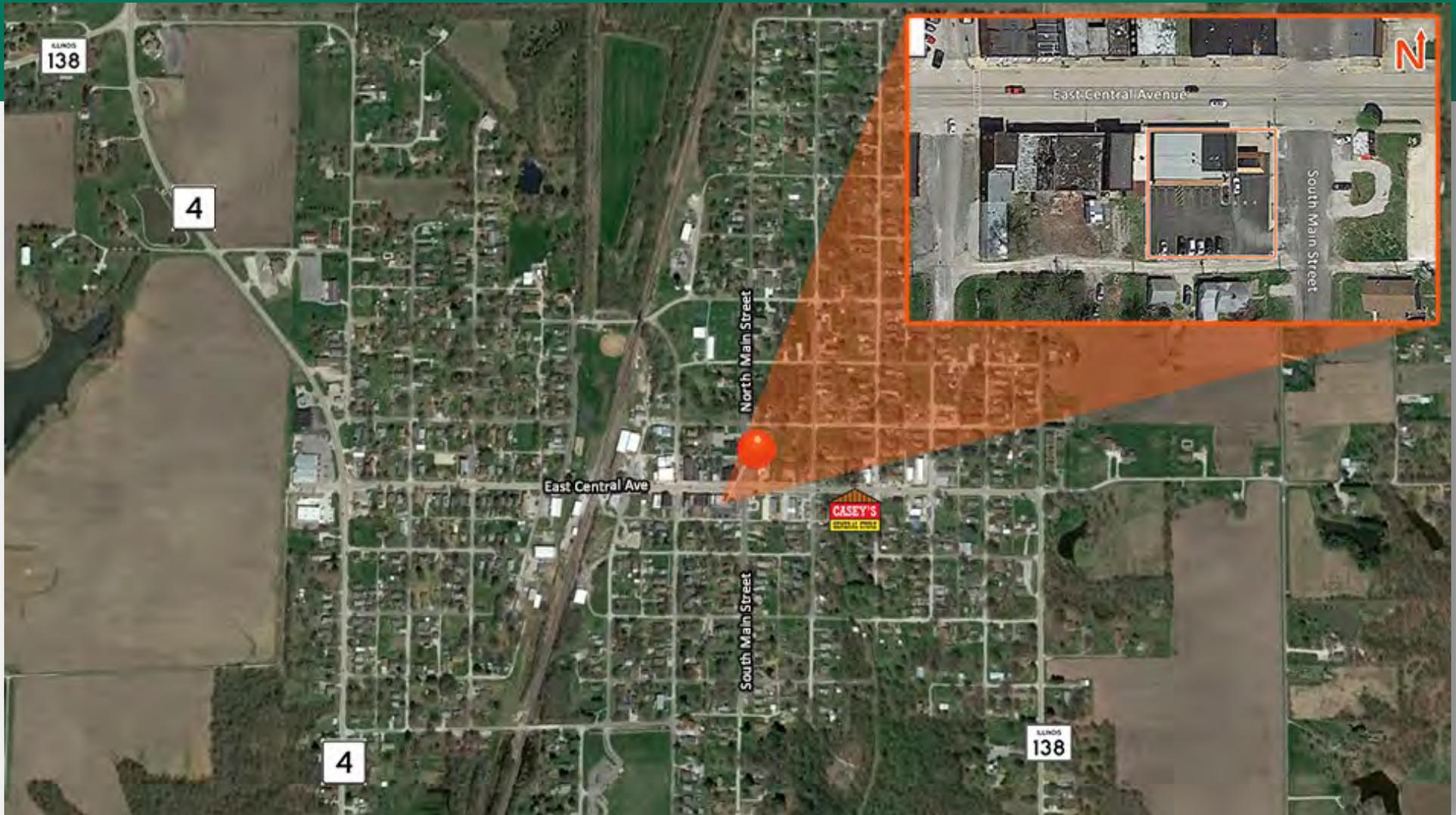
BARBERMURPHY
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP



PROPERTY SUMMARY

- 4,000 SF on 0.41 Acres
- Located at East Central and Main Street
- Zoned highway business
- Existing drive-thru capability
- Monument signage

REDUCED SALE PRICE: \$159,000

BARBERMURPHY

Listing No: 2670

Retail

Total SF Available: 3,946 SF

Min Divisible SF: 3,946 SF

Retail/Office space at Central & Main
218 E Central Ave
Benld, IL 62009**SALE INFORMATION:**For Sale: Yes
Sale Price: \$159,000
Sale Price/SF:
CAP Rate:
GRM:
NOI:**SQUARE FOOT INFO:**Building Total: 3,946 SF
Total Available: 3,946 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 3,946 SF
Retail: 3,946 SF
Min Divisible: 3,946 SF
Max Contiguous: 3,946 SF**LAND MEASUREMENTS:**Acres: 0.41
Frontage: 125 FT
Depth: 135 FT**LEASE INFORMATION:**For Lease: No
Lease Rate:
Lease Type:
Net Charges:
CAM Charges:
Lease Term:**PROPERTY INFORMATION:**

Parcel No:	03-001-506-00/507-00/508-00	TIF:	No	Parking:	15
County:	Macoupin	Enterprise Zone:	No	Surface Type:	Asphalt
Zoning:	Hwy Business	Survey:	No	Traffic Count:	3300
Zoning By:	Benld	Environmental:	No	Property Tax:	\$8,363.64
Complex:		Archaeological:	No	Tax Year:	2021
Prior Use:	Bank				

Leasing Comments:

**Comments**

Highly visible location with signage opportunity at the corner of Central & Main. Deed restricted against banking activity. ATM agreement currently in place for the Seller's ATM operating on site.

STRUCTURAL DATA:

Year Built:	Clearance Min:	Exterior:	Brick
Rehab Year:	Clearance Max:	Bay Spacing:	
Floors: 1	Floor Drains:	Sprinklers:	
Class: C			

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